



July 2010

Atlanta Multifamily Hub Newsletter

Georgia, Kentucky, Tennessee and Puerto Rico

Volume 1, Edition 3

The Atlanta Multifamily Hub Newsletter is published and distributed quarterly.

The newsletter is another vehicle for us to get the word out to our industry partners and share information about the Atlanta Multifamily Hub.

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From the Desk of the Director



Robert W. Reavis

As we enter the final quarter of the Fiscal Year we are in our traditional great shape on goals thanks to all of the efforts that you have put forth. We will insure more than double our last year's number of projects with new FHA multifamily insurance. We continue to focus on keeping properties in good condition through your efforts and those of REAC, our PBCA, and of course many conscientious owners. It will be a good year for the Atlanta Multifamily Hub.

Many changes are taking place in Headquarters. In Production, the new processing and underwriting guidelines for insured deals will go into effect soon. They are intended to reduce future losses from the insurance fund, make sure that we are doing only workable deals and ensure that owners are more involved financially. I am confident that the result will be a better product coming into the inventory.

Our Regional Administrator Ed Jennings has arrived and he is every bit as fine a leader as billed. You will enjoy meeting him and I encourage you to do that as he visits your office. Karen Jackson-Simms remains on detail as the Deputy Regional Administrator, in the absence of Pat Hoban-Moore who is on detail to Headquarters. We all grieve with Pat in the recent loss of her husband Charles Moore from complica-

tions following surgery.

The training effort will continue. Assistant Secretary for Housing/FHA Commissioner David Stevens is committed and will roll out a number of training opportunities over the next year. I encourage each of you to take advantage of these offerings. I know it is not easy when there is "real work" to be done, but try to balance that fact with how important, and in many cases fun, the training classes can be for your career.

Finally, I hope everyone is enjoying the summer (other than the 95 degree days) and taking the opportunity to enjoy some free time outdoors. We all need to refocus periodically, and summer is a perfect time. Find family and friends and enjoy life.

~ Bob

Neighborhood Networks Week : August 2-7, 2010

This summer, Neighborhood Networks Week will follow the theme, *A Successful Past, A Promising Future*, in honor of the Initiative's 15th Anniversary.

Scheduled for August 2-7, Neighborhood Networks Week 2010 provides centers with an opportunity to showcase all that they have to offer, recognize the efforts of those who help make center programs a success, and shine the spotlight on their accomplish-

ments, as well as those of residents.

HUD invites all centers to honor the Initiative's 15th Anniversary by participating in the Neighborhood Networks Week 2010. During the week-long observance, centers are encouraged to host a local event that captures the spirit of the initiative. To help centers plan a successful event, HUD created the Neighborhood Networks Week Event Planning Guide. The guide has

been updated to include a revised planning section, as well as new resources. It can be downloaded at <http://www.hud.gov/offices/hsg/mfh/nnw/nnweek/nnweek2010/2010eventplanningguide.pdf>.

If you have any questions regarding Neighborhood Networks Week 2010, call the Neighborhood Networks Information Center toll-free at: (888) 312-2743.

Operations Director's Corner



Paul Deignan

Training, training, training. Most managers and supervisors have already participated in at least 30 hours of training. Many of our staff have also achieved their milestone 30 hours of training, some as many as 60 hours! Go, Team! Headquarters-supported training is expected to occur in the very near future for some development folks on Tax Credit processing and on the new underwriting guidelines - details to follow. The Hub has also scheduled A&E training in Brentwood in early

August for our newest Tennessee hires.

What a relief! Fiscal year 2010 mid-year progress reviews have been completed. Hopefully y'all took advantage of this opportunity for dialogue between you and your supervisor regarding job performance to date. As a general rule we each do a self-assessment by sitting down with our supervisor and discussing where we are and what we want to accomplish in the remainder of the year. We hope this exercise has been helpful in determining personal goals.

In the Hub we are on track to achieve all management plan goals this year, as usual. The Hub has a national reputation for doing great work and this year is shaping up to be more of the same. Production is turning out outstanding numbers, in some cases nearly twice what we have done in the recent past,

measured by both numbers of projects and dollar value of FHA mortgage insurance issued. We are also tracking Asset Management achievements on a monthly basis and are in good shape there as well. I agree with Bob that we have always been a Hub that accomplishes what is asked and that is due to your professionalism and willingness to work hard on a daily basis.

We have a number of new employees, most of whom are featured elsewhere in the newsletter. Please welcome them aboard when you have a chance. We have been very fortunate in our recent hiring activities, finding some enthusiastic and well qualified summer interns, two construction analysts in Nashville (Stephen Roth reported on board very recently and will be featured in the next newsletter), and a Presidential Management Fellow here in Atlanta.

~ Paul

HUD Adds Important Civil Rights Protection to its Grant Programs

For the first time in history, HUD will require grant applicants seeking HUD funding to comply with state and local anti-discrimination laws that protect lesbian, gay, bi-sexual and transgender (LGBT)

Individuals. HUD Notice 10-119 details the general requirements that applies to all of the Department's competitively awarded grant programs for Fiscal Year 2010.

For additional information about the notice, go online to: http://portal.hud.gov/portal/page/portal/ HUD/press/press_releases/ media_advisories/2010/ HUDNo.10-119

HUD releases Housing Notice H2010-10: Enterprise Income Verification System

On July 1, 2010, HUD released Housing Notice H 2010-10 which provides updated instructions for using EIV now that the EIV system by Owners and Management Agents (O/As) is mandatory. Effective January 31, 2010, O/As must use HUD's EIV system in its entirety.

In addition to the mandatory use by O/As, EIV must also be used by Contract Administrators (CAs) (Performance Based Contract Administrators (PBCAs), Traditional Contract Administrators (TCAs) and HUD staff) for monitoring the O/A's

compliance with obtaining access to and using the EIV system; and, EIV may be used by independent public auditors (IPAs) auditing an owner's compliance with verifying income and the accuracy of rent/ subsidy determinations; and, the Office of Inspector General (IG) for auditing purposes. You can see Section XII, Security of EIV Data, for more information on official use of EIV data.

Using the data in EIV will assist HUD in meeting the Rental Housing Integrity Improvement Project's

(RHIP's) goal of ensuring that the right benefits go to the right persons, and supports Executive Order 13520, Reducing Improper Payments, signed by President Barack Obama on November 20, 2009.

For additional information about the notice:

http://portal.hud.gov/portal/page/portal/ HUD/program_offices/ administration/hudclips/notices/hsg

2010 Kentucky Housing Management Conference

Louisville — The 35th Annual Housing Management Conference (HMC) was held at the Galt House Hotel and Suites May 18-20, 2010 and was sponsored by the Southeastern Affordable Housing Management Association (SAHMA) and Kentucky Housing Corporation (KHC). The theme was “3 Days of Peace, Love & Affordable Housing” and brought a total of 688 industry personnel. This year’s conference was packed with groovy educa-

tional sessions, relevant information, motivational speakers and two “out of sight” evening events.

The conference planning committee was pleased to sponsor The Fort Campbell Fisher House as the 2010 Housing Management Conference charity. The Fort Campbell Fisher House provides service members and their families a comfortable, nurturing and secure environment while they receive medical care

at the Blanchfield Army Community Hospital. The fundraising efforts included the raffle room, talent show, and many other activities. Over \$7,500 was raised for The Fort Campbell Fisher House.

During the closing session, the 2010 award recipients were announced. Outstanding projects, organizations and individuals received recognition from SAHMA, KHC and HUD.



Michael Powers (right) received KY Affordable Housing Hall of Fame recognition from Jane Charida, Louisville Program Center Director

San Juan Program Center Takes Part In 6th Annual SAHMA Conference

San Juan — The 6th Annual Puerto Rico SAHMA Conference was held at the Sheraton Convention Center Hotel and Casino, June 7-9, 2010. The theme for this year’s conference was, “Managing Our Communities — 2010 and Beyond.”

The conference was a huge success with over 380 in attendance. During the 3 days, attendees had an opportunity to participate in workshops

which covered topics such as Crime Prevention, Enterprise Income Verification, New Occupancy Rules and Tax Credits. Additionally, there was an add-on session specifically geared toward the property maintenance staff.

Acting Field Office Director, Armando Fana, joined the attendees for the luncheon and awards ceremony where four properties received awards for their involvement in energy

efficiency and two properties were recognized for utilizing external resources for the tenant activities.

HUD staff provided technical assistance on Enterprise Income Verification and the new rules for Social Security through an innovative approach of EIV Jeopardy. At the conclusion of the game, a trophy was awarded to the winner.

SAHMA Conference HUD Awards

Best PRAC 811
Hogar Aurora

Best PRAC 202
Cuidad Dorada Victor Hernandez

Green Initiative Awards
Best 223f
Lorraine Village

Best 221d3
Las Lomas Apartments

Best 236
*Jardines de San Ignacio
Housing Cooperative*

San Juan Field Office Provides Service to the Community

Puerto Rico — The San Juan Field Office embraced the “Relevo por la Vida” (Relay for Life) event organized by the American Cancer Society.

The event, which took place June 12-13, 2010 was a great opportunity to give

back to the community and to show the generosity and spirit of our San Juan “HUD family.” Over 20 volunteers from the field office participated in the 24 hour walking event as well as the other fundraising events.



Field office employees creating decorations for their booth

Over \$1,800 dollars was raised by employees of the San Juan Field office in sup-

Knoxville Program Center Welcomes Summer Interns



*Lindsay
Cain*

Tennessee — The Knoxville Program Center is pleased to welcome to their office Summer Interns, Lindsay Cain and Megan Chapman. Lindsay (pictured above) resides in

Andersonville, Tennessee and is a student at Lincoln Memorial University where she is pursuing a degree in Elementary Education. She is married to Matthew Cain and in her spare time she enjoys relaxing on the lake, hiking and mountain biking. This is her second year as an intern at the Knoxville Program Center.

Megan (pictured on the right) resides in LaFollette, Tennessee and attends the University of Tennessee-Knoxville.

A rising sophomore, she is pursuing a career in pharmacy. This is Megan's first year as a HUD intern and she is spending a great deal of her time learning about the projects that are currently underway.



*Megan
Chapman*

Michael Harsma — Nashville Program Center's New Construction

The Nashville Program Center is pleased to welcome new construction analyst, Michael Harsma.

Michael comes to the Nashville office after a short term with REAC. Prior to becoming a federal employee, he ran his own successful construction company in Hinton, Iowa where he performed varied duties associated with general contracting. Since his arrival in early June, Mike has visited construction sites; conducted interim

and draw inspections in the absence of fee inspectors; and reviewed pending closing documents.

Mike holds a Bachelors Degree in English from Briar Cliff University located in Sioux City, Iowa and he has also completed numerous courses related to his current field.

He and his wife are in the process of buying a home and settling in the Middle Tennessee area.

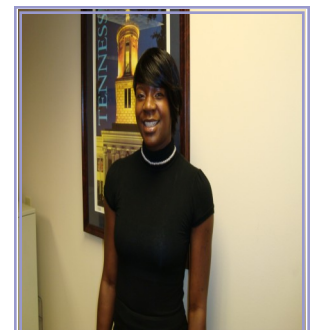


Michael Harsma

Nashville Program Center Summer Intern — Nandi Moss

2010 Summer Intern Nandi Moss is a 2008 graduate of Antioch High School in Nashville. She is currently attending Nashville State Community College with plans to transfer to Tennessee State University to complete a degree in nursing. Her goal is to one day work as a Registered Nurse in a Neonatal Unit in an area hospital.

Nandi is assigned to the Multifamily Development Branch. She has been attending weekly Pipeline meetings, assisting staff in document organization and distribution and greeting the public. She will also be attending closings and accompanying technical staff on field reviews to gain knowledge on the multifamily housing development process.



Nandi Q. Moss



*Ed Jennings, Region IV
Regional Administrator
with Brenda Ward, Senior
Project Manager,
Greensboro Multifamily
Hub*

Ninth Annual Southeast Mortgagee Advisory Council (SMAC) Conference

South Carolina — Multifamily Hub leadership and key staff participated in the Ninth Annual Southeast Mortgagee Advisory Council (SMAC) Conference in Hilton Head, SC, June 2-4, 2010. As well as HUD staff, other attendees included multifamily lenders; attorneys participating in loan closings for HUD Multifamily projects; and third party analysts including appraisers, architects, environmental consultants, market analysts, construction analysts and construction inspectors.

Multifamily Accelerated Processing training was presented by key staff members on the first day of the conference. Attendees at the MAP Training included Multifamily Underwriters and third party analysts. There were 84 participants at the training — which is the largest group that has ever attended MAP training at the annual SMAC Conference.

Other topics included health care policies — 232/LEAN update, FHA underwriting,

risk management and process improvements.

Chris Tawa provided Headquarters perspective and updates on the proposed underwriting changes for Multifamily loan processing that will be released in the near future.

The conference, which had over 180 people in attendance, provided a terrific opportunity to reinforce the relationships between HUD and our industry partners.

Georgia Completes Final Closing of Applewood III—Section

Atlanta, Georgia — The Atlanta Program Office recently completed the final closing for Applewood III, a Section 202 insured loan property located in Lawrenceville, Georgia. The apartment complex which consist of 42 units of housing for the elderly is managed by Broadway Towers

Corporation. It joins Applewood Phases I and II to create a “campus” like setting. Construction on the complex was completed February 2009 after receipt of a Capital Advance Funds of \$4,054,747.

For more information about HUD’s Section 202 program,

go to <http://www.hud.gov/offices/hsg/mfh/progdsc/>



Amos Ellis

2010 Presidential Management Fellow—Amos Ellis

Atlanta, Georgia — On June 21, 2010, the Atlanta Multifamily Hub welcomed 2010 Presidential Management Fellow, Amos Ellis.

After a career with the U.S. Marine Corps, U. S. Army and the Jackson Mississippi G.V. “Sonny” Montgomery VA Medical Center, Amos accepted an appoint-

ment as a Presidential Management Fellow.

Amos holds a Bachelor of Arts in Social Services and a Master of Public Administration from Belhaven University. He is also a graduate of the 2009 Emerging Leaders Course.

Originally from Jackson,

Mississippi, he loves reading, writing, teaching and fishing. He is currently a member of the Production Team and while here, he hopes to master the agency and his job; help the agency accomplish its mission and learn a second language.

Welcome!

Atlanta Multifamily Hub

Department of Housing and Urban Development
40 Marietta Street (Five Points Plaza)
Atlanta, Georgia 30303

Phone: 678.732.2743
Fax: 404.331.4089



Spotlight Your Project

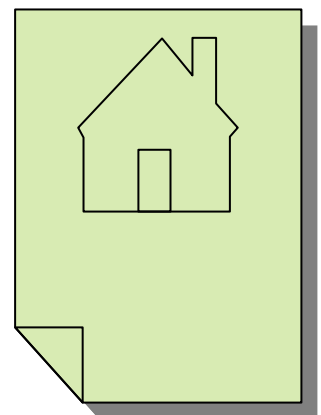
Have an interesting story about your project or its tenants? Share them with readers of the Atlanta Multifamily Hub News.

Send your story to:

donna.c.bowman@hud.gov

Multifamily Housing Notices

- 10-13 Overview of Hub and National Loan Committees
- 10-12 Delegation of Authority to Approve Certain Compliance, Disposition and Enforcement (CDE) Plans
- 10-11 HUD Multifamily Risk Mitigation
- 10-10 Enterprise Income Verification (EIV) System
- 10-09 Expansion of Real Estate assessment center Authority to Approve or Deny Requests to Defer Partial year submissions of Annual Financial Statements



For more information on the notices, go to <http://www.hud.gov/offices/hsg/hsgmulti.cfm>.